

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Detroit

State: MI

PJ's Total HOME Allocation Received: \$231,286,953

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
				PJs in State: 20			
Program Progress:							
% of Funds Committed	88.72 %	88.90 %	12	90.66 %	24	35	
% of Funds Disbursed	82.97 %	81.55 %	12	81.06 %	51	50	
Leveraging Ratio for Rental Activities	2.73	3.2	8	4.62	22	34	
% of Completed Rental Disbursements to All Rental Commitments***	87.06 %	89.94 %	18	81.27 %	47	33	
% of Completed CHDO Disbursements to All CHDO Reservations***	72.41 %	71.05 %	14	68.23 %	60	49	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	89.18 %	87.54 %	6	79.86 %	75	67	
% of 0-30% AMI Renters to All Renters***	54.52 %	52.30 %	9	44.82 %	75	70	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.73 %	97.56 %	12	94.65 %	47	41	
Overall Ranking:			In State:	12 / 20	Nationally:	55 60	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$29,203	\$26,306		\$25,419	3,874 Units	72.00 %	
Homebuyer Unit	\$25,820	\$17,484		\$14,530	824 Units	15.30 %	
Homeowner-Rehab Unit	\$37,364	\$22,620		\$20,251	256 Units	4.80 %	
TBRA Unit	\$18,786	\$5,932		\$3,156	425 Units	7.90 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Detroit MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$108,370	\$90,265	\$37,974
State:*	\$81,052	\$72,109	\$19,334
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 2.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.07

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	4.1	8.1	16.0	0.9
Black/African American:	93.7	82.8	82.4	99.1
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.4	0.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.1	0.1	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.2	0.6	0.0	0.0
Asian/Pacific Islander:	0.3	0.2	0.0	0.0

ETHNICITY:

Hispanic	1.7	7.8	1.2	0.0
----------	---	---	---	---

HOUSEHOLD SIZE:

1 Person:	58.5	29.5	37.9	2.6
2 Persons:	19.0	28.4	30.5	27.1
3 Persons:	12.0	18.9	14.1	33.2
4 Persons:	6.3	13.7	9.8	21.4
5 Persons:	2.8	6.2	4.7	10.1
6 Persons:	1.0	1.9	3.1	4.5
7 Persons:	0.3	1.1	0.0	0.7
8 or more Persons:	0.1	0.2	0.0	0.5

HOUSEHOLD TYPE:

Single/Non-Elderly:	36.5	40.3	21.5	8.7
Elderly:	31.9	1.7	33.2	2.8
Related/Single Parent:	24.7	45.3	30.9	86.8
Related/Two Parent:	4.0	11.4	9.4	1.4
Other:	2.9	1.3	5.1	0.2

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	27.2	0.1 [#]
HOME TBRA:	0.7	
Other:	6.1	
No Assistance:	66.0	

of Section 504 Compliant Units / Completed Units Since 2001 2

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Detroit

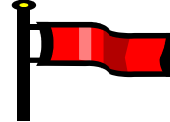
State: MI

Group Rank: 55
(Percentile)

State Rank: 12 / 20 PJs

Overall Rank: 60
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	87.06	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	72.41	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	89.18	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	97.73	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.8	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

